



## Westfield-Washington Township Advisory Plan Commission (APC)

Minutes of the Monday, February 7, 2022 APC Meeting

*Presented for approval: February 22, 2022*

Westfield-Washington Township Advisory Plan Commission  
met at 7:00 p.m. on Monday, February 7, 2022 at Westfield City Hall.

Active Links for this meeting:

[February 7, 2022 APC Agenda & Exhibits](#)

[February 7, 2022 YouTube Video](#)

### **OPENING OF MEETING** *YouTube Time: 0:01*

#### **Roll Call**

**Commissioners Members Present In-Person:** Kristen Burkman, Matthew Deck, Ginny Kelleher, Andre Maue, Victor McCarty, and Dave Schmitz.

**Commissioners Present Virtually:** Mike Johns.  
Cindy Spoljaric arrived at 7:03 p.m.

**Commissioners Absent:** Robert Horkay.

**City Staff Present In-Person:** Kevin Todd, Director; Rachel Riemenschneider, Associate Planner; and Ryan Collingwood, Associate Planner.

**City Staff Present Virtually:** Caleb Ernest, Senior Planner.

**Legal Counsel Present Virtually:** Beth Copeland with Taft Stettinius & Hollister LLP.

### **REVIEW RULES AND PROCEDURES**

Riemenschneider reviewed APC rules and procedures.

### **APPROVAL OF MINUTES**

Maue motioned to approve the January 18, 2021 Minutes.

Burkman seconded. Motion passed. Vote 8-0.

### **CONSENT AGENDA ITEMS**

*No Consent Agenda Items*

### **ITEMS OF BUSINESS**

#### **2108-ODP-18 & 2108-SPP-18** *YouTube Time: 3:50*

##### **Highlands Latin School**

*3810 W 146th Street*

Indy Latin Schools requests Overall Development Plan and Primary Plat review of 1 Lot and 1 Block on 30.88 acres +/- in AG-SF1: Agriculture/Single-family Rural District.

*(Planner: Rachel Riemenschneider - [rriemenschneider@westfield.in.gov](mailto:rriemenschneider@westfield.in.gov))*

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Website: [www.westfield.in.gov](http://www.westfield.in.gov) | Community Development Department E-mail: [community@westfield.in.gov](mailto:community@westfield.in.gov)

Staff /Petitioner presentations.  
APC Comments/ Petitioner responses.

Schmitz motioned to approve 2108-ODP-18 & 2108-SPP-18 with the condition stated in the associated Staff Report.  
Deck seconded. Motion passed. Vote 8-0.

**2112-PUD-29**                      *YouTube Time: 12:11*

**Springwater PUD**

*East of South Union and ¼ mile +/- north of 161<sup>st</sup> Street*

Old Town Design Group by Apollo Developers requests a change in zoning for 41 acres +/- from AG-SF1: Agriculture / Single-family Rural District and Lantern Park PUD District to the Springwater PUD District.

(Planner: Rachel Riemenschneider - rriemenschneider@westfield.in.gov)

Staff presentation/Petitioner presentation.

APC comments/Petitioner responses.

McCarty motioned to forward 2112-PUD-29 to the City Council with a favorable recommendation with the conditions stated in the associated Staff Report along with those conditions stated verbally.  
Schmitz seconded. Motion passed. Vote 8-0.

**2201-ODP-01 & 2201-SPP-01**                      *YouTube Time: 49:38*

**Ditch Road Fire Station**

*17001 Ditch Road*

RQAW Corporation by the Westfield Fire Department requests Overall Development Plan and Primary Plat review of one Lot and one Block on 30.9 acres +/- in the Maple Knoll PUD District.

(Planner: Caleb Ernest - cernest@westfield.in.gov)

Staff presentation/Petitioner presentation.

APC comments

Schmitz motioned to approve 2201-ODP-01 & 2201-SPP-01 with the condition stated in the associated Staff Report.  
Maue seconded. Motion passed. Vote 8-0.

**PUBLIC HEARING ITEMS**

*No Public Hearing Items*

## **ITEMS CONTINUED TO A FUTURE MEETING**

### **2008-PUD-09 [CONTINUED]**

#### **Northpoint II PUD**

North side of SR 38 between Anthony Road and Hinkle Road

Northpoint Owners, LLC by Clark, Quinn, Moses, Scott & Grahn, LLP requests a change of zoning for 183.5 acres +/- from the AG-SF1: Agriculture/Single-family Rural District to the Northpoint II PUD District.

(Planner: Pam Howard - [phoward@westfield.in.gov](mailto:phoward@westfield.in.gov))

### **2108-PUD-21 [CONTINUED]**

#### **Grand Millennium Center PUD Amendment I**

*North of David Brown Drive, East and West of Westfield Blvd*

31/32 Investors by Edgerock Development, LLC requests an Amendment to the Permitted Uses and General Regulations of the Grand Millennium Center PUD District.

(Planner: Pam Howard - [phoward@westfield.in.gov](mailto:phoward@westfield.in.gov))

### **2111-PUD-27 [CONTINUED]**

#### **TowneRun PUD**

*Northwest corner of Towne Rd & West 146th Street*

LOR Corporation by Church Church Hittle + Antrim requests a change in zoning for 26.94 acres +/- from AG-SF1: Agriculture / Single-family Rural District to the TowneRun PUD District.

(Planner: Rachel Riemenschneider - [rriemenschneider@westfield.in.gov](mailto:rriemenschneider@westfield.in.gov))

### **2112-ODP-26 [CONTINUED]**

#### **Southpark Industrial**

*16465 Southpark Drive*

CTC02, LLC by Total Engineering Solutions Co. requests Overall Development Plan review of one Lot on 3.69 acres +/- in the Southoak PUD District.

(Planner: Caleb Ernest - [cernest@westfield.in.gov](mailto:cernest@westfield.in.gov))

### **2201-PUD-02**

#### **Bel Canto PUD**

*South of and adjacent to David Brown Drive, east of and adjacent to US 31*

Bel Canto Asset Growth Fund, LLC by Nelson & Frankenberger, LLC requests a change in zoning for 23 acres +/- from the GB-PD: General Business-Planned Development District to the Bel Canto PUD District.

(Planner: Daine Crabtree - [dcrabtree@westfield.in.gov](mailto:dcrabtree@westfield.in.gov))

### **2202-ODP-02 & 2202-SPP-02**

#### **The Harbors at Grand Park Village**

*Southeast corner of 186th Street and Kinsey Ave*

Beazer Homes by Weihe Engineers requests Overall Development Plan and Primary Plat approval for 74 Single-family Attached residential lots on 29.95 acres +/- in the Grand Park Village PUD District.

(Planner: Daine Crabtree - [dcrabtree@westfield.in.gov](mailto:dcrabtree@westfield.in.gov))

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**REPORTS/COMMENTS:**

*YouTube Time: 53:33*

- Plan Commission Liaison
- Downtown Update
- City Council Liaison
- Board of Zoning Appeals Liaison
- Community Development Department

**ADJOURNMENT**

Schmitz motioned to adjourn the meeting. McCarty seconded. Motion passed. Vote 8-0.  
The meeting adjourned at 8:06 p.m.

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Robert Horkay, President

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Ginny Kelleher, Vice President

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Kevin M. Todd, Secretary

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